

SURF STYLE

COMPREHENSIVE PLAN AMENDMENT

LEE COUNTY LOCAL PLANNING AGENCY

JULY 28, 2025

CPA2024-00014



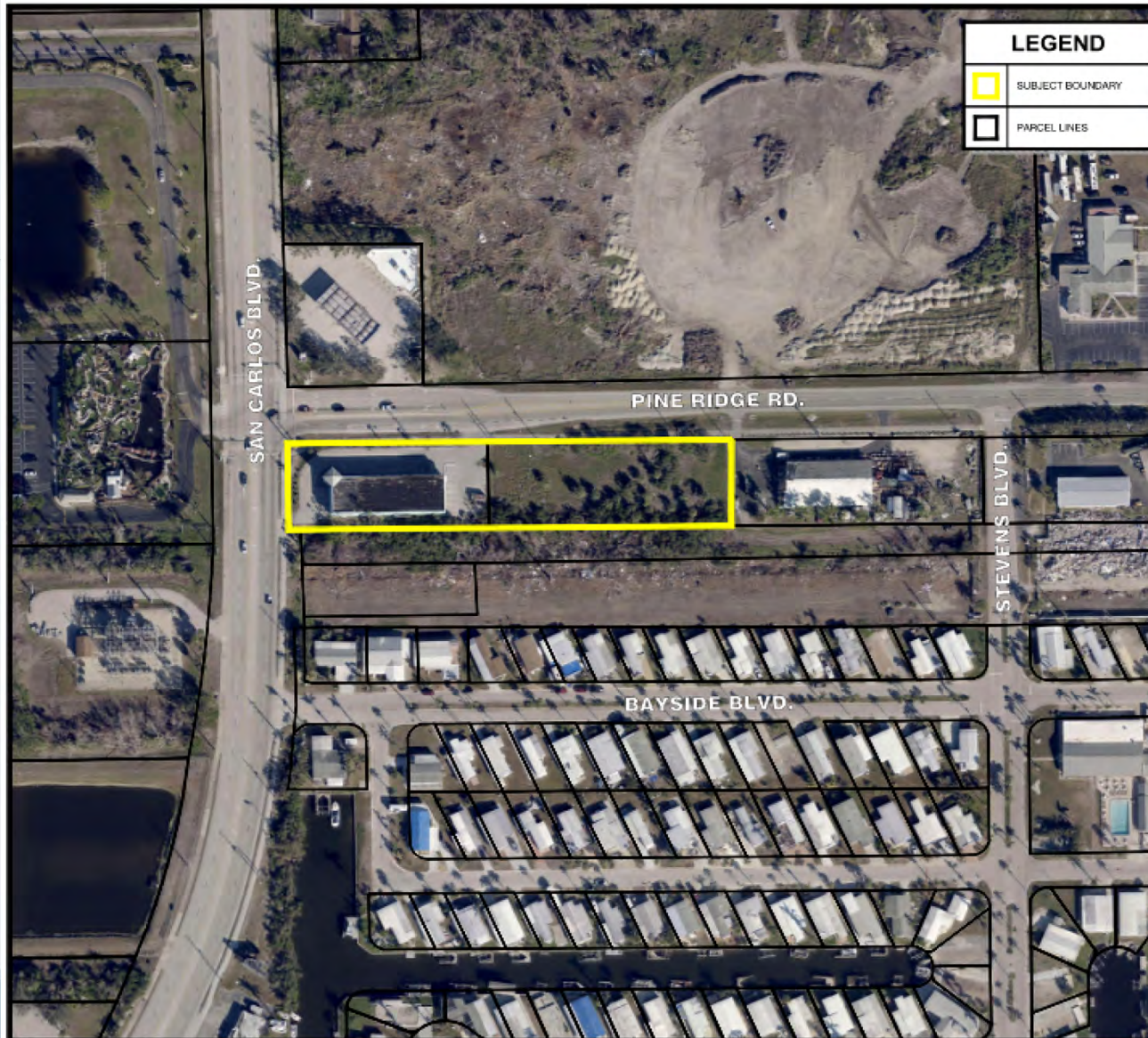
Project Team

- Property Owner – Gilad Ovakinin – Surf Style
- Land Use Planner – Lindsay Rodriguez, MPA, AICP – Morris-Depew Associates, Inc.
- Engineer – Ryan Shute, P.E. – Morris-Depew Associates, Inc.
- Architect – Carl Steuer, AIA – DAG Architects
- Ecologist – Paul Owen, M.S., P.W.S. – Owen Environmental Consulting, LLC



Request

Amend Lee County Future Land Use Map I-A, to designate 0.6+/- acres from Suburban to Urban Community, and to amend Lee County Future Land Use Map I-C, to include the 1.76+/- acre property in the Mixed-Use Overlay.



LEGEND	
	SUBJECT BOUNDARY
	PARCEL LINES

PROJECT:

**SURF STYLE
PINE RIDGE
ROAD**

LOCATION:

**17989 PINE RIDGE RD.
FORT MYERS BEACH, FL
33931**

CLIENT:

CONSULTANT:

**MORRIS
DEPEU**

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

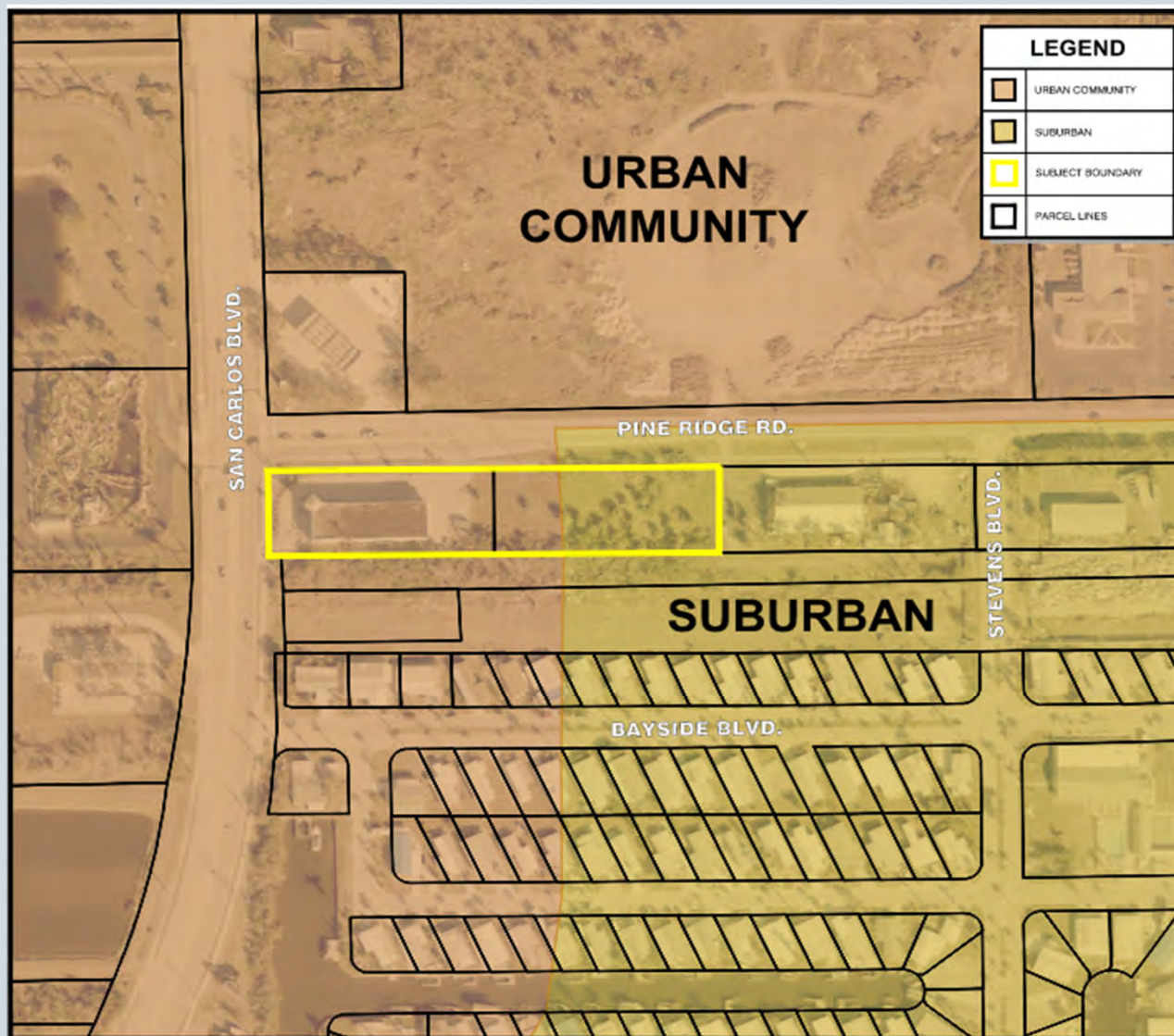
FL. CE. NO. 4852 / FL. CE. NO. 12888 / FL. CE. NO. 12888

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Destin
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Destin, Florida 32808
Tel: 888-337-7341

REVISIONS	DATE
PROJECT MANAGER:	LFR
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	9/4/2024
SHEET TITLE:	
AERIAL MAP	
SHEET NUMBER:	EX-M9
<p>0 100 200 SCALE 1"=200'</p>	
23085	



PROJECT:

**SURF STYLE
PINE RIDGE
ROAD**

LOCATION:

**17989 PINE RIDGE RD.
FORT MYERS BEACH, FL
33931**

CLIENT:

SURF STYLE

CONSULTANT:

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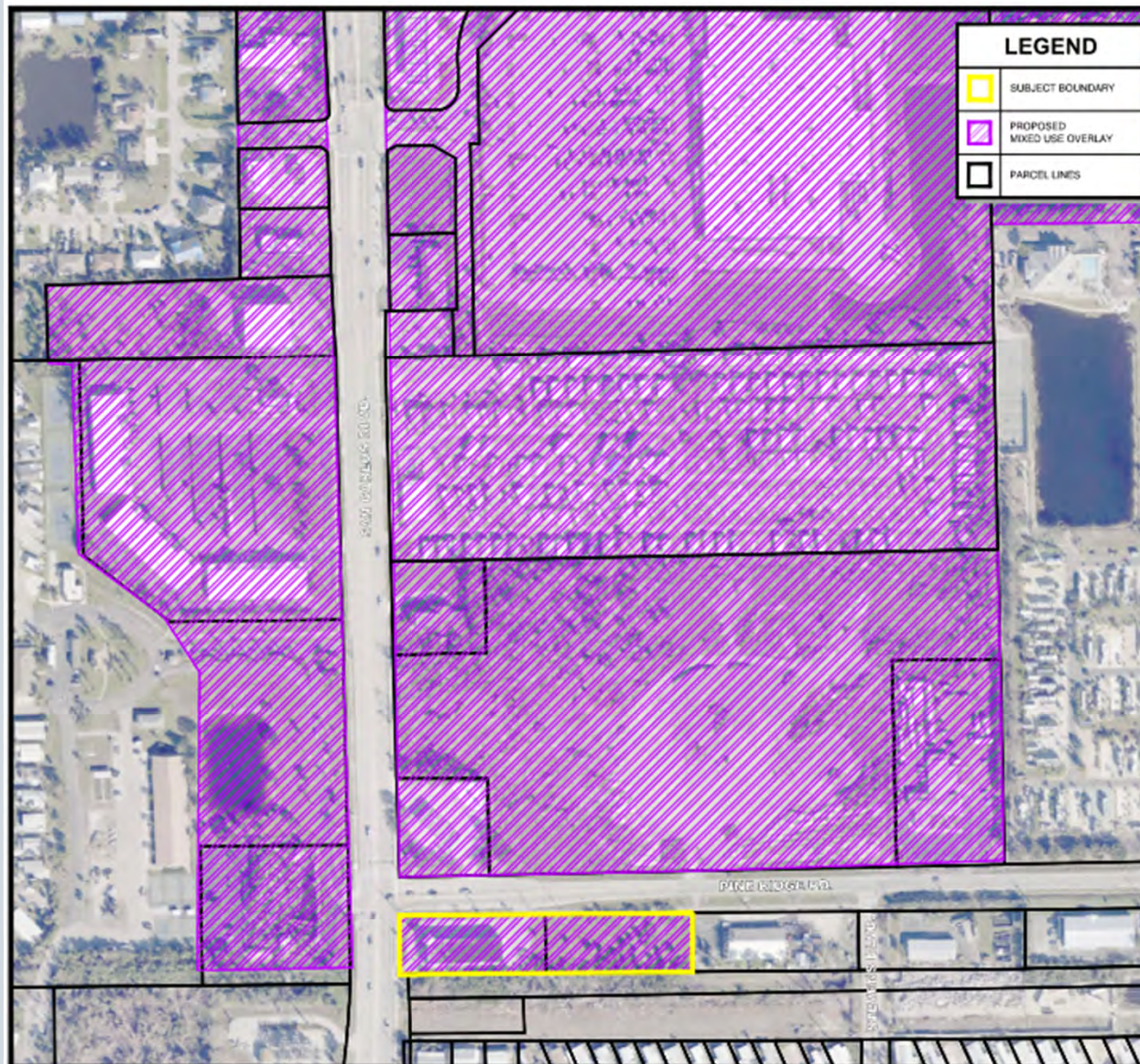
FL. C.A. NO. 8558 - FL. C.E.P.T. NO. 13889 - FL. C.E.P.T. NO. 13889-000

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REVISIONS	DATE
PROJECT MANAGER:	LFR
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	11/25/2024
SHEET TITLE:	CURRENT FUTURE LAND USE MAP
SHEET NUMBER:	EX-M4
<p>SCALE 1"=200'</p>	
23085	



LEGEND

	SUBJECT BOUNDARY
	PROPOSED MIXED USE OVERLAY
	PARCEL LINES

PROJECT:

SURF STYLE
PINE RIDGE
ROAD

LOCATION:

17989 PINE RIDGE RD.
FORT MYERS BEACH, FL
33931

CLIENT:



CONSULTANT:



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REVISIONS DATE

PROJECT MANAGER: LFR

DRAWING BY: DGL

JURISDICTION: LEE COUNTY

DATE: 11/25/2024

SHEET TITLE:

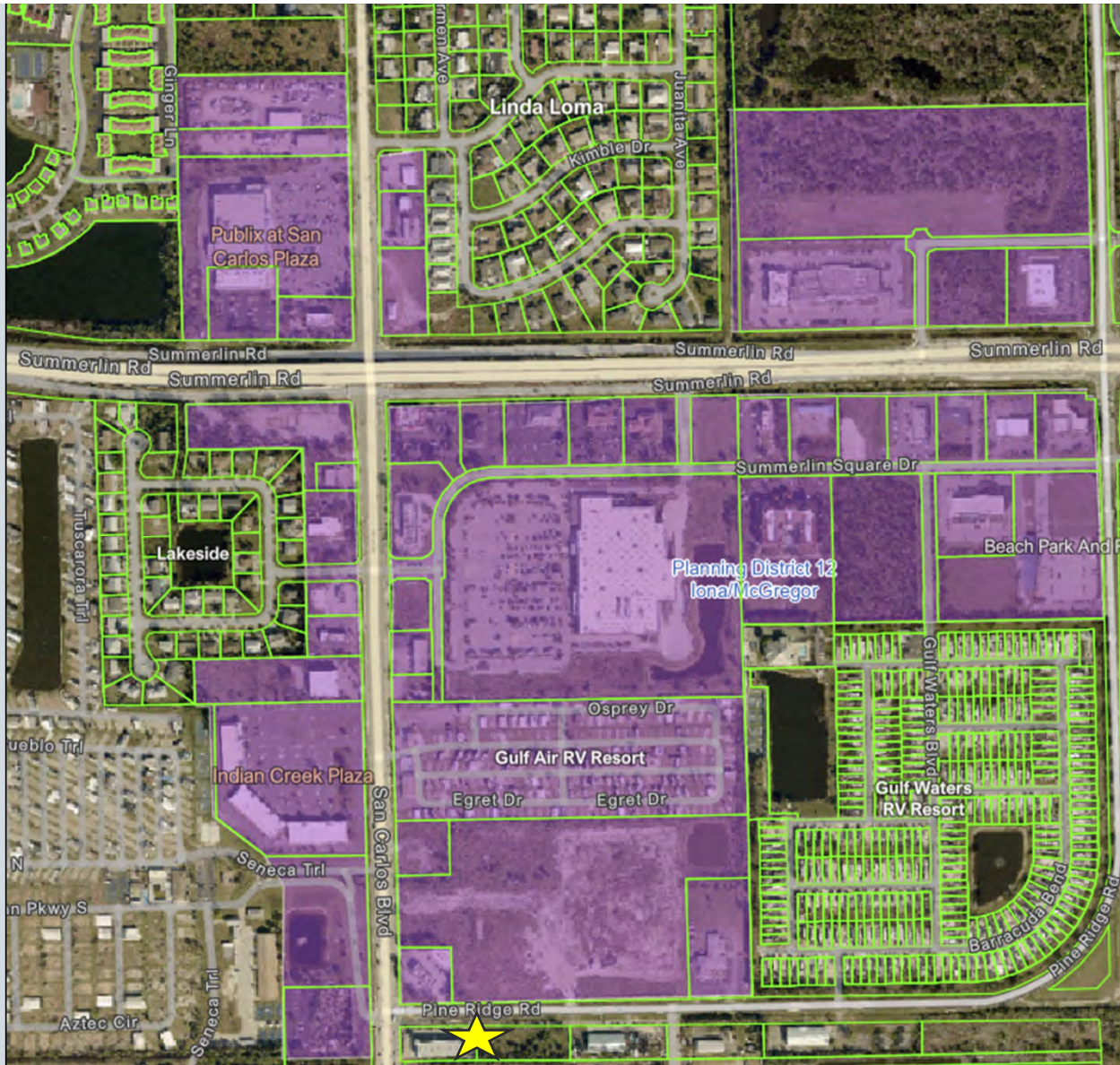
PROPOSED MIXED
USE OVERLAY MAP
1-C

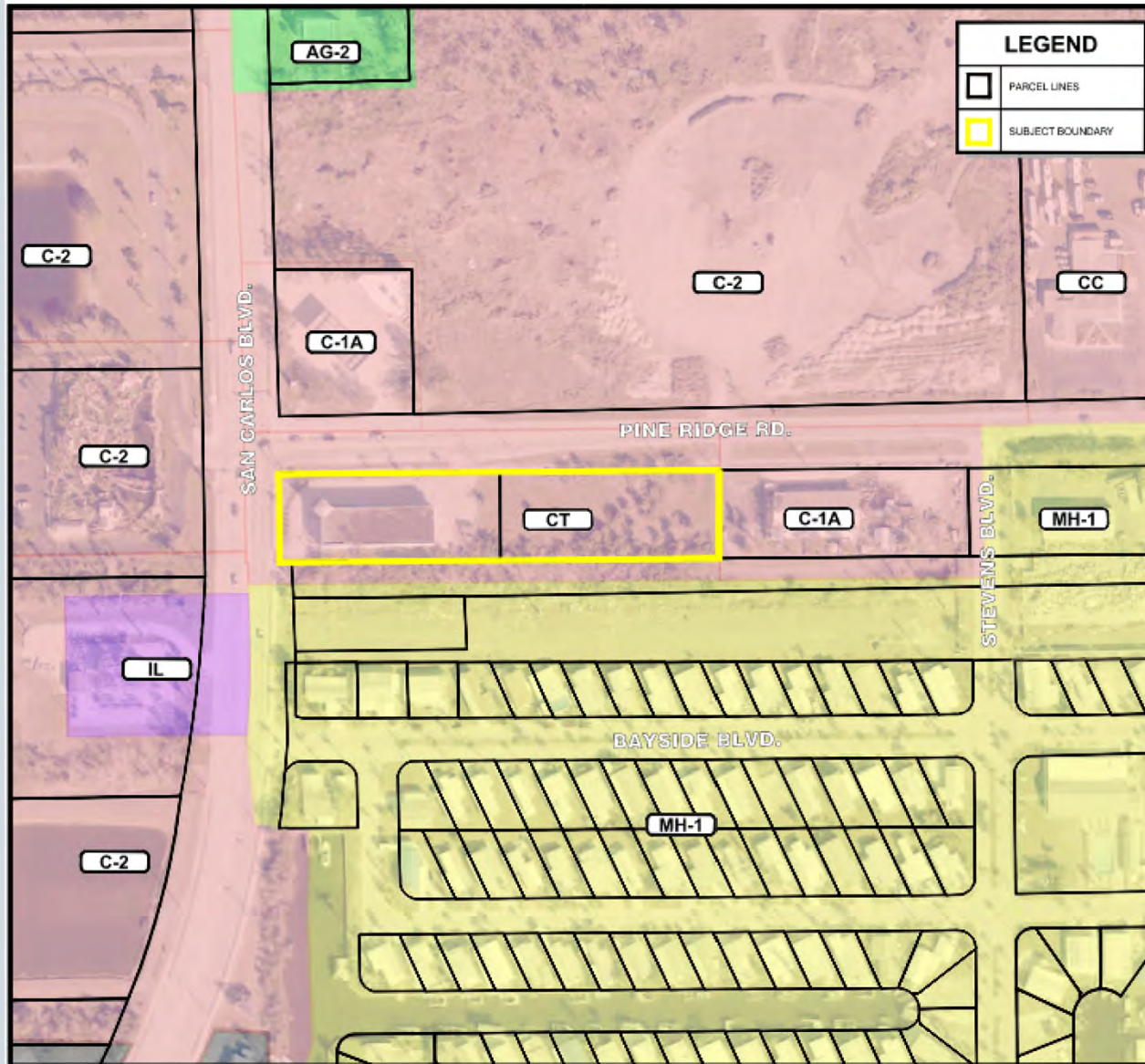
SHEET NUMBER:

23085



23085





LEGEND	
	PARCEL LINES
	SUBJECT BOUNDARY

PROJECT:
**SURF STYLE
PINE RIDGE
ROAD**

LOCATION:
**17989 PINE RIDGE RD.
FORT MYERS BEACH, FL
33931**

CLIENT:

CONSULTANT:

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REVISIONS	DATE
PROJECT MANAGER:	DGL
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	11/25/2024
SHEET TITLE:	CURRENT ZONING MAP
SHEET NUMBER:	EX-M6
	0 100 200 SCALE 1"=200'
	23085



LEGEND

SUBJECT BOUNDARY

PARCEL LINES

PROJECT:
**SURF STYLE
PINE RIDGE
ROAD**

LOCATION:
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FORT MYERS BEACH, FL
33931

CLIENT:

CONSULTANT:

**MORRIS
DEPEW**

PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

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REVISIONS	DATE

PROJECT MANAGER: LFR

DRAWING BY: DGL

JURISDICTION: LEE COUNTY

DATE: 9/4/2024

SHEET TITLE:
**SURROUNDING
LAND USE MAP**

SHEET NUMBER: EX-M5

0 100 200
SCALE 1"=200'

23085



Lee Plan Consistency

POLICY I.I.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, **predominant land uses** in this category will be residential, **commercial**, public and quasi-public, and limited light industrial with *future development encouraged to be mixed use*, as described in Objective II.I, where appropriate.

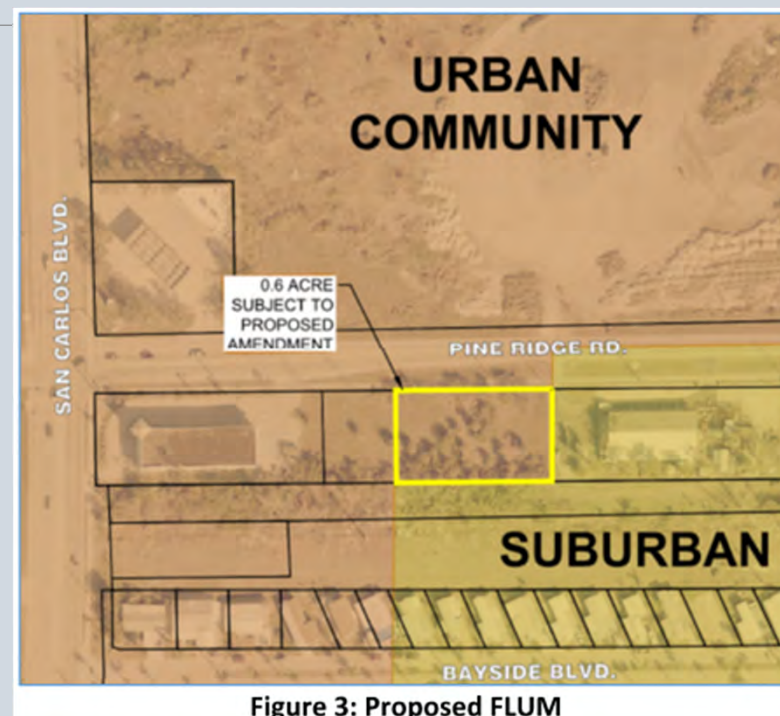


Figure 3: Proposed FLUM

Lee Plan Consistency

GOAL 2: GROWTH MANAGEMENT

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

OBJECTIVE 2.5: HISTORIC RESOURCES. Historic resources will be identified and protected pursuant to the Historic Preservation Element and the County's Historic Preservation Ordinance.

GOAL 4 GENERAL DEVELOPMENT STANDARDS

Standard 4.I.1 & 4.I.2 WATER & SEWER

Lee Plan Consistency

STANDARD 4.1.3: REUSE.

1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.
2. Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within $\frac{1}{4}$ mile from any part of the development.
3. If there is not sufficient capacity or adequate infrastructure within $\frac{1}{4}$ mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.
4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 6I.1.6.

Lee Plan Consistency

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

Lee Plan Consistency

GOAL 6: COMMERCIAL LAND USES

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

Lee Plan Consistency

GOAL 11: MIXED USE

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.

OBJECTIVE 11.2: MIXED USE OVERLAY. The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.



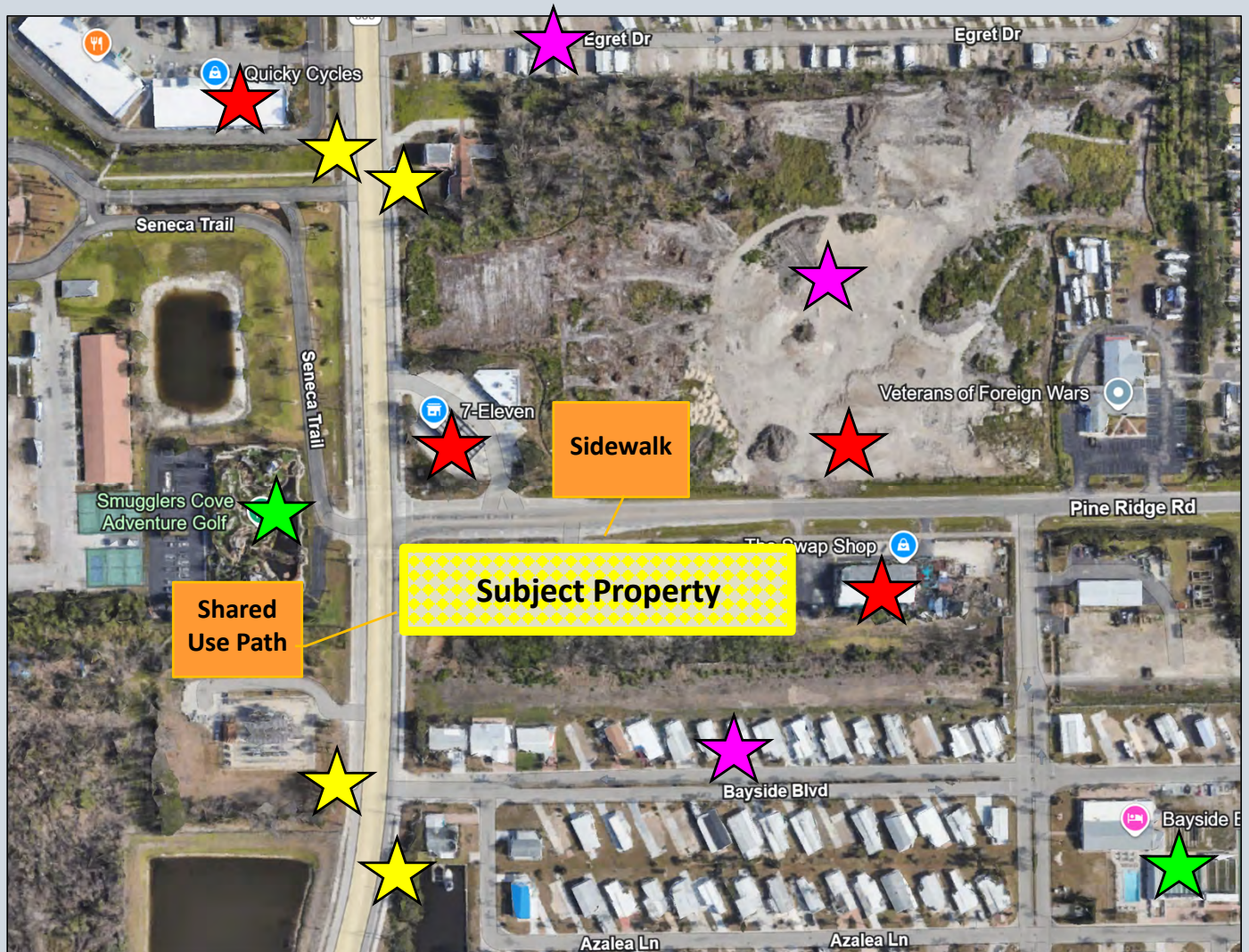
Lee Plan Consistency

POLICY II.2.I: The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:

- ☒ 1. Located within the **extended pedestrian shed** of established **transit routes**; and,
- ☒ 2. Distinct **pedestrian and automobile connections** to adjacent uses can be achieved without accessing arterial roadways; and
- ☒ 3. Located within the Intensive Development, Central Urban, or **Urban Community** future land use categories; and
- ☒ 4. Availability of **adequate public facilities and infrastructure**; and
- ☒ 5. Will **not intrude** into predominately single-family residential neighborhoods.

Mixed Use

-  Bus Stops
-  Residential
-  Recreational
-  Shopping/Commercial



Lee Plan Consistency

POLICY II.2.4: Use of conventional zoning districts will be encouraged within the Mixed Use Overlay in order to promote continued redevelopment.

POLICY II.2.5: Lee County will maintain land development regulations for properties within the Mixed Use Overlay that allow for urban forms of development and a variety of uses.

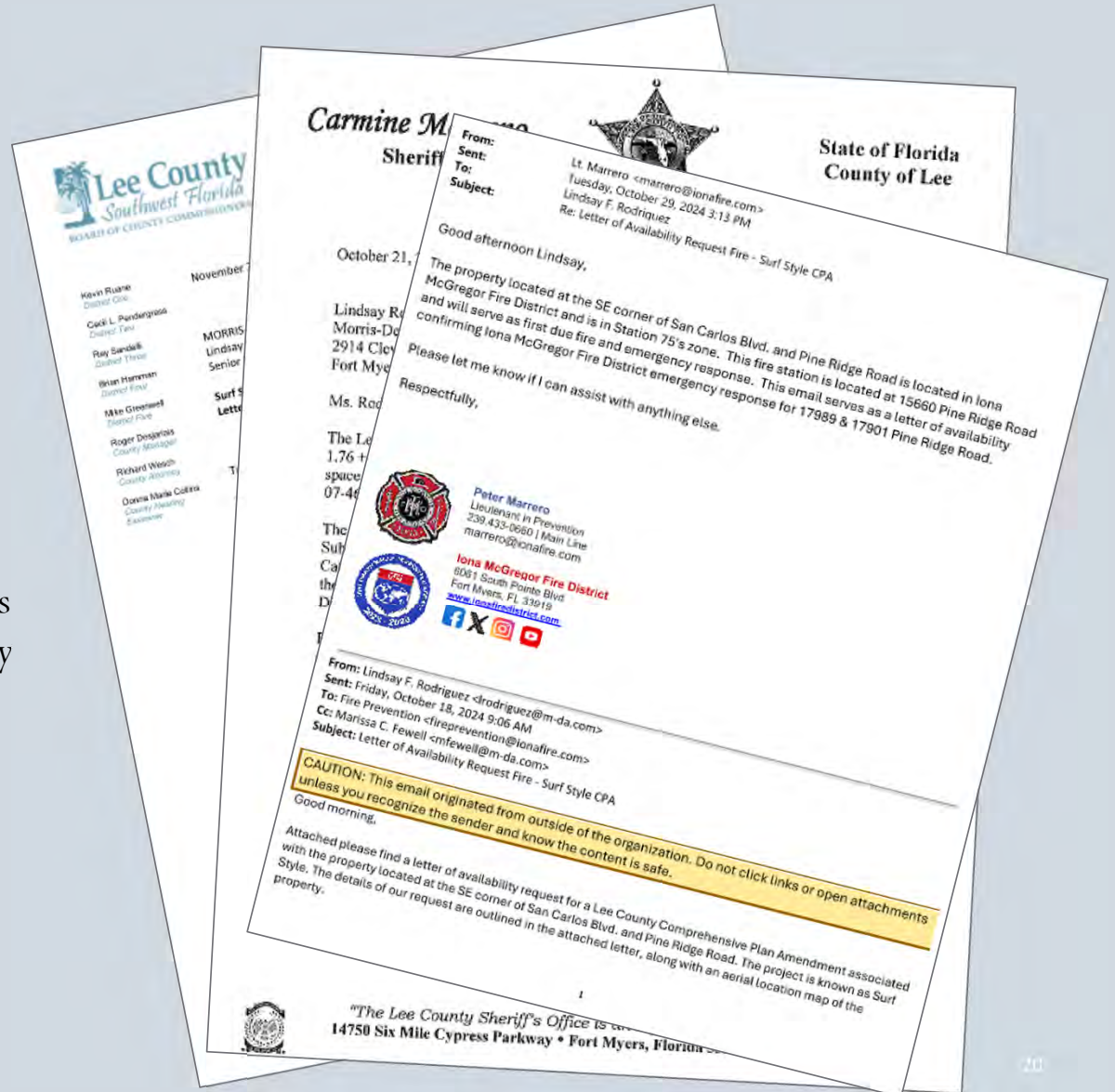
Transportation Element

POLICY 39.1.3: Through the plan amendment and zoning process, the County will direct high intensity land uses to land proximate to existing and future transit corridors identified on the Transportation Map Series, MPO Long Range Transportation Plan, and TDP.

POLICY 39.2.1: Future urban areas will have a balanced emphasis on automobile, freight, transit, pedestrian, and bicycle modes of transportation

Urban Services

- Letters of service availability from:
 - Lee County Utilities
 - Lee County Sheriff
 - Lee County Parks and Recreation
 - Lee County Solid Waste
 - Iona-McGregor Fire Station
 - Lee County EMS
 - Lee Tran – multiple bus stop locations within $\frac{1}{4}$ mile and $\frac{1}{2}$ mile of Property



Staff Report

- ✓ RECOMMENDATION OF APPROVAL
- ✓ CONSISTENT WITH LEE PLAN
- ✓ APPROPRIATE AND LOGICAL LOCATION FOR MIXED USE OVERLAY

